

STAFF REPORT

Planning and Zoning:	9/16/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7833	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1809-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Carmel West Phase 3; a 150.8-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wehl Survey No. 8, Abstract No. 802 in Travis County, Texas. (PP1809-02)

LOCATION:

The property is located within the city limits, generally east of Weiss Lane, west of a tributary of Wilbarger Creek, north of Cameron Road and 1849 Park, south of Jesse Bohls.

BACKGROUND:

The land encompassing the overall Carmel development, formally known as “Wildflower”, has been located in the City’s ETJ until recently, and planned as a single family development within a Municipal Utility District (MUD). In 2015, the former development agreements were amended to establish the Carmel development which includes an area west of Wilbarger Creek known as “Phase 1”, and an area east of Wilbarger Creek “Phase 2”. Phase 1 was approved as an in-city MUD within the development agreement and was subsequently annexed and rezoned to the Agriculture/Conservation (A) zoning district in February 2016 (ORD No. 1246-16-02-23). In June 2016, approximately 45.5 acres of the Carmel Phase 1 development was rezoned to the Single Family Mixed Use (SF-MU) district and approximately 240.7 acres was rezoned to the Single Family Residential (SF-R) district (ORD No. 1267-16-06-28).

A preliminary plan called Carmel West Phase 1 was approved in December 2016, and included 282 single-family lots located generally along the south and west boundary of Weiss Lane High School property, west of Wilbarger Creek. The Carmel West Phase 2 preliminary plan was approved with a total of 617 single family lots in five sections by the Planning and Zoning Commission on January 8, 2018 and a subsequent revision to include additional amenity areas was approved in May 2018.

ANALYSIS:

Carmel West Phase 3 is the final preliminary plan for the in-city portion of the Carmel development and includes three sections with a total of 382 single family lots. Land within the proposed preliminary plan is located in the SF-R and SF-MU districts, providing a variety of lot sizes and opportunities for a diversity of housing types. A total of 299 lots are proposed in the SF-R district and 83 lots are within the SF-MU district. Lots within the SF-MU zoning district will have garages located off of a common driveway/slip road, as provided with the access easement along the front of lots in Blocks A, B, E, F, and G. The remaining lots in the development will be standard, front loaded single family products with garages located off of the local streets.

Additional open space, landscape, and drainage lots are proposed within all sections, and will be owned and maintained by the Homeowner’s Association or the MUD, as noted within the preliminary plan. Open space lots with a 10-ft hike and bike trail are proposed roughly mid-block to help break up the

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length of Blocks A, C, D, E, and K. Wall, Fence, & Landscape easements are proposed along the side and back of lots in prominent areas to ensure the aesthetic of the neighborhood is maintained long term.

TRANSPORTATION:

Pleasanton Parkway and Wolf Pack Drive are collector level roads that will provide access to Phase 3 from Weiss Lane. An extension of both collectors, as well as additional local streets will provide internal vehicle circulation. A future extension of Melber Ln is included in Section 3 and will provide future connectivity to Jesse Bohls Rd to the north and Cameron Rd to the south. Per the development agreement, Melber Ln is to be constructed concurrently with or prior to the last 200 lots within Carmel West. Given ownership and floodplain constraints, Melber Ln has been included as a separate section in the preliminary plan to allow Section 2 to be independent of the Melber Ln construction. Fee in lieu for the full extent of Melber Ln within Phase 3 is anticipated prior to the recording of the Section 2 final plat. Sidewalks will be provided along all streets, mid-block, and in the floodplain to increase regional pedestrian connectivity.

UTILITIES:

Water and wastewater utility service will be provided by the City of Pflugerville, through an in-city Municipal Utility District per the development agreement.

PARKS:

The overall Carmel development contains an in-city MUD and an ETJ MUD, both of which are governed by a single development agreement (with amendments) to establish a master planned community. As part of the most recent amendment to the development agreement, parkland, park development fees, and trails are accounted for across the development. The agreement identifies 83.6 acres to be dedicated towards open space outside of the floodplain, 154.02 acres of open space within the floodplain, and 25.03 acres of open space encumbered by existing electric and gas utility easements. Trails are provided throughout the open space areas to create a regional trail system east of SH 130. As part of the land dedication requirement, land adjacent to 1849 Park was to be dedicated with the first preliminary plan. Approximately 77.5 acres of parkland was conveyed to the city in May and June 2017.

The Phase 3 preliminary plan includes a total of approximately 64 acres of parkland with 43 acres included in the floodplain and 21 acres outside of the floodplain. An additional approximate 5 acres of private open space and landscape area is included in the preliminary plan and will be owned and maintained by the HOA.

STAFF RECOMMENDATION:

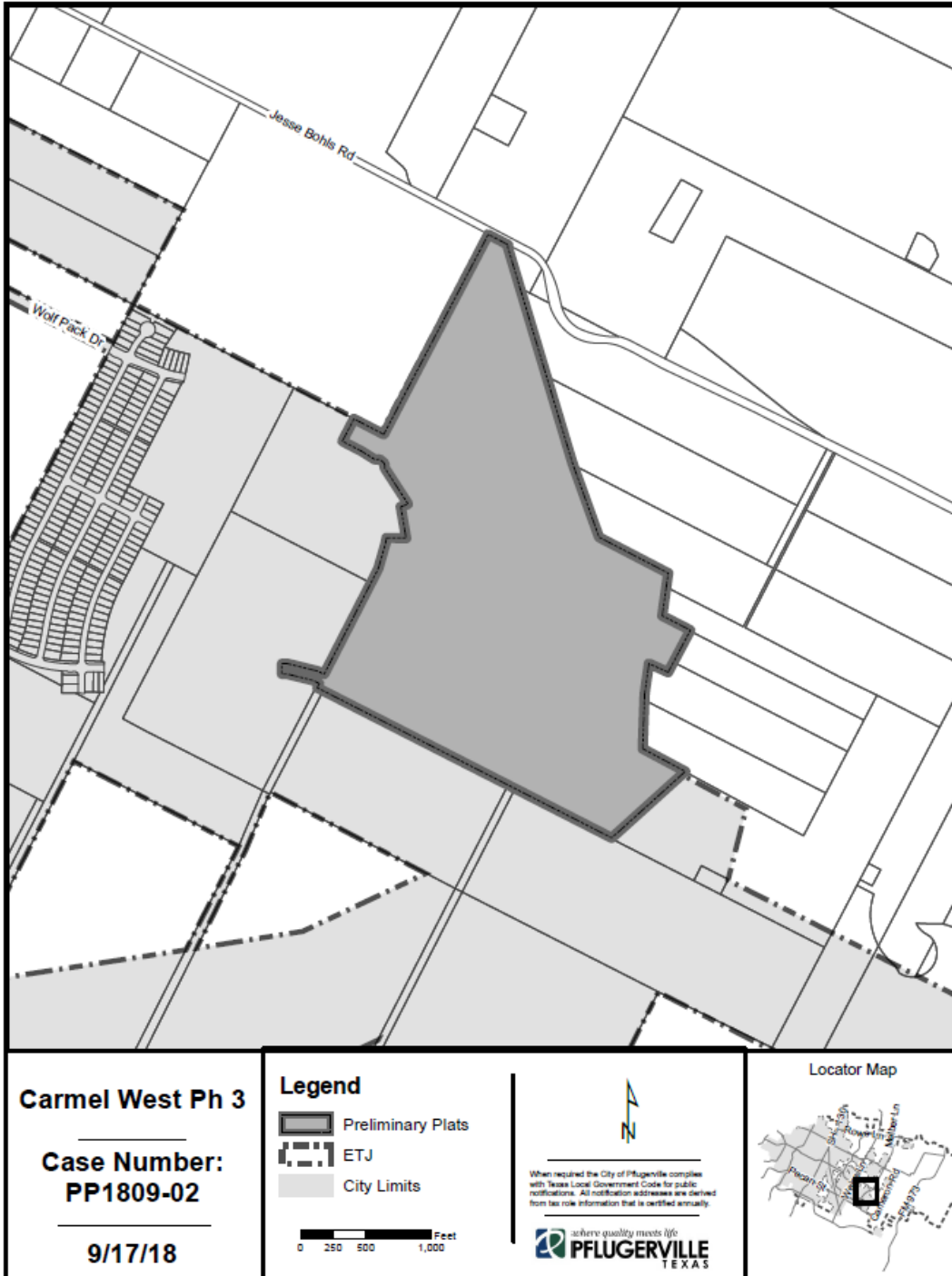
The proposed subdivision meets the minimum state and local requirements, and staff recommends approving the Carmel West Phase 3 Preliminary Plan.

ATTACHMENTS:

- Location Map
- Location of Carmel Parkland per Development Agreement
- Carmel West Phase 3 Preliminary Plan (separate attachment)

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LOCATION MAP:



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LOCATION OF CARMEL PARKLAND PER DEVELOPMENT AGREEMENT

Substitute Exhibit K – City Land Plan

